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Meeting Of The Committee on Zoning Landmark & Building Standards

FEBRUARY 27, 2017, AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Reverse Numerical Order
According to Ward

NO. TAD-557 (47th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8709

Amendment of Municipal Code Section 17-3-0503-D by classifying a segment of N Clark St as pedestrian street (see ordinance for specifics)

NO. A-8265 (47th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8708

Common Address: 4736-4758 N Clark Street

Applicant: Alderman Ameya Pawar

Change Request: To remove the Pedestrian Retail Street Designation

NO. A-8271 (47th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8739

Amendment of Municipal Code Section 17-3-0503-D2 to modify certain pedestrian and pedestrian retail street designations on a portion of North Lincoln Ave

NO. A-8270 (39th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8735

Common Address: 6300-6312 N Central Ave; 6325-6335 N Caldwell Ave

Applicant: Alderman Margaret Laurino

Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8268 (35th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8731

Common Address: 2664-2734 North Milwaukee Ave; 2657-67 N Spaulding

Applicant: Alderman Carlos Ramirez Rosa

Change Request: C1-3 Neighborhood Commercial District to C1-1 Neighborhood Commercial District

NO. A-8269 (35th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8732

Common Address: 2747-55 N Milwaukee Ave

Applicant: Alderman Carlos Ramirez Rosa

Change Request: B1-3 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

NO. A-8264 (23rd WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT # O2016-8493

Common Address: 7101-47 W 64th Place; 6434-58 S Nottingham Avenue; 7100-46 W 65th St

Applicant: Alderman Michael Zalewski

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District to an Institutional Planned Development

NO. A-8262 (22nd WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT # O2016-8050

Common Address: 2664-2736 S Kostner Ave

Applicant: Alderman Ricardo Munoz

Change Request: M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development

NO. A-8120 (19th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2682

Common Address: West 111th Street and South Pulaski Road (Chicago School for Agricultural Sciences)

Applicant: Alderman Matthew O'Shea

Change Request: Institutional Planned Development #542 to Institutional Planned Development #542, as amended

NO. A-8266 (11th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8733

Common Address: 3108-3232 S Halsted Street

Applicant: Alderman Patrick Thompson

Change Request: Institutional Planned Development No 1045 to B3-2 Community Shopping District

NO. TAD-554 (2nd WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT # O2016-8421

Amendment of Municipal Code Section 17-6-0403-F to require special use approval for small venue entertainment and spectator sports facilities and sports and recreation participants within Planned Manufacturing District No. 2-A

NO. 19081-T1 (48th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-131

Common Address: 1101-17 W Granville Ave
Applicant: 1101 Granville, LLC
Owner: 1101 Granville, LLC
Attorney: Thomas Moore
Change Request: B1-3 Neighborhood Shopping District to B3-5 Community Shopping District
Purpose: 6 Story 20 residential dwelling unit with 1 commercial space on the ground floor and 5 outdoor parking spaces with a building height of 70 feet

NO. 19089 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-139

Common Address: 4003-4011 N Damen Ave; 1954-1958 W Irving Park Road
Applicant: The Victor Bar, Inc
Owner: Irving Park Damen LLC
Attorney: Karl Fehr
Change Request: C1-2 Neighborhood Commercial District to B1-2 Neighborhood Shopping District
Purpose: After the rezoning the Applicant plans to continue to operate a cocktail bar in the same unit it currently occupies. There will be no physical changes to the existing building. The number of dwelling units (4), number of parking spaces (0), approximate square footage of commercial space (6,787'), and the height of the building (36') will not be changed by the Applicant.

NO. 19092-T1 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-142

Common Address: 3720-3722 N Ashland Ave
Applicant: 3720 N Ashland LLC
Owner: 3720 N Ashland LLC
Attorney: Law Office of Samuel VP Banks
Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant is seeking a zoning change in order to permit construction of a new four-story mixed-use building, at the site. The two existing structures will be razed. The proposed new building will contain commercial/retail space (2,515 square feet) - at grade level, and twelve (12) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass in construction and measure 44 feet-4 inches in height. Due to its close proximity to the CTA - Elevated Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for four (4) vehicles, located at grade level off the Public Alley, at the rear of the property

NO. 19097-T1 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-147

Common Address: 3901-03 N Lincoln Ave
Applicant: 3901 Lincoln Flats LLC
Owner: 3901 Lincoln Flats LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The Applicant is seeking a zoning change in order to permit the renovation and physical expansion of the existing three-story mixed-use building - into a four - story mixed-use building. The proposal calls for the erection of a one-story vertical addition and a four-story rear addition. Upon completion, the newly renovated and expanded building will contain commercial/retail space (2,800 sf approx.) at grade level and twelve (12) dwelling units - above (Floors 2 thru 4). The newly renovated and expanded building will be masonry and glass in construction and measure 44 feet 4 inches in height. Due to its close proximity to the CTA - Elevated Train Stations, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for six (6) vehicles, located at grade level - off the Public Alley, at the rear of the property.

NO. 19108-T1 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-158

Common Address: 1630 W Wilson Ave, 1618-1632 W Wilson Ave and 4601-4607 N Paulina St
Applicant: Saxony Wilson LLC
Owner: Saxony Wilson LLC
Attorney: Andrew Scott
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District
Purpose: The applicant is considering redeveloping the building with approximately 24 dwelling units and 18 parking spaces. The building is about 59 feet in height.

NO. 19104-T1 (46th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-154

Common Address: 4654 N Sheridan Road

Applicant: Sarah's Circle an Illinois Not for Profit corporation

Owner: Mariana Turlakova

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B3-3 Community Shopping District to B2-5 Neighborhood Shopping District

Purpose: The applicant is filing this rezoning as an elective Type 1 application . The property will be developed with a six-story building with 38 single room occupancy units, 50 temporary overnight shelter beds and approximately 1,900 square feet of commercial/office space. One parking space will be provided. The height of the building is approximately 60.5 feet applicant will request relief for the temporary overnight shelter beds and building height.

NO. 19084 (45th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-134

Common Address: 5150 N Northwest Hwy

Applicant: LSC Development, LLC

Owner: LSCD of Jefferson Park LLC

Attorney: Matthew G Homes, Storino, Ramello & Durkin

Change Request: B1-1 Neighborhood Shopping District to B3-5 Community Shopping District then to a Planned Development

Purpose: Sub-Area A, representing the northern 33,768 square feet of the subject property, will be developed as a five (5) story, approximately 133,000 gross square foot residential storage warehouse of approximately 75 feet in height. The facility will be improved with 7 outdoor parking spaces. The remainder of the Subject Property (Sub-Area B) will be developed for multi-unit residential use.

NO. 19102 (45th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-152

Common Address: 5351-5391 N Milwaukee Ave
Applicant: Marino Properties LLC
Owner: Marino Properties LLC
Attorney: Stephen Schuster
Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District
Purpose: The sole member of Owner operates Uptown Motors, Inc. d/b/a Marino Chrysler Jeep Dodge automobile dealership (the "Operator"), and Owner and Operator desire to develop a new automobile sales and service facility along with outdoor on-site parking and inventory space for both new and pre-owned vehicles. The approximate number of parking spaces, square footage of commercial building space and height of the building are to be determined after it the zoning change ordinance is approved. This is due the process by which automobile manufacturers direct their dealers on what to develop for each individual location. An automobile manufacturer typically does start the negotiation process or development process with a dealer until final zoning is in place. Development plans, parking spaces, building square footage and height will be in compliance with code

NO. 19095 (44th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-145

Common Address: 3334 N Southport Ave
Applicant: Harris Properties LLC
Owner: Harris Properties LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B3-3 Community Shopping District to B3-3 Community Shopping District
Purpose: The Applicant is seeking to amend the previously approved Zoning Map Reclassification in order to redevelop the subject property with a new four-story mixed-use building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space (3,131 square feet) - at grade level, and nine (9) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass, in construction, and measure 46 feet-0 inches in height. Due to its close proximity to the CTA - Elevated Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite (interior) parking for three (3) vehicles, located at grade level - off the Public Alley, at the rear of the property

NO. 19106 (42nd WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-156

Common Address: 110 N Wacker
Applicant: HH Wacker Acquisition Company LLC
Owner: HH Wacker Acquisition Company LLC
Attorney: John George
Change Request: DC-16 Downtown Core District to a Waterway Business Planned Development
Purpose: a 52 story 800 foot tall office building with retail on the ground floor and 150 on site parking spaces

NO. 19087 (38th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-137

Common Address: 5731 W Montrose Ave
Applicant: Lucila and Jorge Burbano
Owner: Lucila and Jorge Burbano
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District
Purpose: To establish a tax preparer's office within the existing commercial unit located on the ground floor of the existing 2-story building (approx. 1,560 square feet); existing 1 dwelling unit on the upper floor to remain; existing 2 parking spaces; 2-story, existing height - no change proposed

NO. 19101 (37th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-151

Common Address: 4218 W Potomac
Applicant: Juan and Jose Lopez
Owner: Juan and Jose Lopez
Attorney: Paul M Rickelman
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To bring the current 3 unit (1 garden unit) into compliance

NO. 19093-T1 (35th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-143

Common Address: 3201 W Belmont
Applicant: Tullamore Management LLC
Owner: Tullamore Management LLC
Attorney: Law Office of Samuel VP Banks Associates
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant is proposing to develop the subject property with three (3) new three-story buildings. Each building will contain three (3) dwelling units. The proposed residential buildings will be masonry construction. One of the proposed buildings will be 39 feet in height. The two (2) other buildings will be 37 feet in height. The proposed development qualifies as a Transit Oriented Development and therefore no on-site parking is proposed.

NO. 19096 (30th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-146

Common Address: 2938 N Hamlin
Applicant: Michael Fairman 2009 Gift Trust
Owner: Michael Fairman 2009 Gift Trust
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: After rezoning the building will have a total of three dwelling units with three parking spaces

NO. 19098-T1 (30th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-148

Common Address: 3856 W Diversey Parkway; 2807 N Springfield Ave
Applicant: 3856 W Diversey LLC
Owner: 3856 W Diversey LLC
Attorney: Lawrence Lusk
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: 8 Residential Units, No parking Spaces, no commercial space will remain. No increase in building size is proposed. 25 feet existing

NO. 19083-T1 (27th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-133

Common Address: 1448 W Erie St
Applicant: EZMB, LLC
Owner: EZMB, LLC
Attorney: Daniel G Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: The Applicant intends to construct a three story building with roof access, consisting of three (3) residential dwelling units. There will be a three (3) car garage located at the rear of the property. The footprint of the building shall be approximately 20 feet by 75 feet in size and the building shall be 37 feet 10 inches high, as defined by City Code.

NO. 19088 (27th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-138

Common Address: 878-80 N Milwaukee Ave
Applicant: Domain Group LLC
Owner: Domain Group LLC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: To build a new 5 story, mixed-use building with a retail unit on the ground floor (approximately 1,470 square feet); and 8 dwelling units on the upper floors; 8 parking spaces; height: 55

NO. 19094 (26th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-144

Common Address: 2649-51 W Huron Street
Applicant: Iain and Elizabeth Johnston
Owner: Iain and Elizabeth Johnston
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District and RM-5 Multi Unit District to RM4.5 Residential Multi-Unit District
Purpose: The Applicants are seeking a zoning change in order to permit the legal subdivision of the subject property - into two separate and independent zoning lots. Once divided, the Applicants intend that the existing two-story single-family residence, with onsite parking for two vehicles - remain, unchanged. The existing residential building is masonry in construction and measures 20 feet- 0 inches (approx.) in height. The currently vacant portion of the site (new zoning lot) will subsequently be redeveloped with a new single-family residence or a new two (2) unit residential building, which will measure 45 feet-0 inches (or less) in height, and will have onsite parking for at least one (1) vehicle.

NO. 19091 (25th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-141

Common Address: 2341 W 23rd Place
Applicant: Rebecca Chacon
Owner: Rebecca Chacon
Attorney: Rolando Acosta
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: Existing three story building will be remodeled to convert from a three dwelling residential units building to a four unit residential building. The existing two parking spaces to remain and no addition to the existing building is proposed.

NO. 19103-T1 (25th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-153

Common Address: 112 S Sangamon Street
Applicant: 112 S Sangamon LLC
Owner: 112 S Sangamon LLC
Attorney: Thomas Raines
Change Request: DS3 Downtown Service District to DX-5 Downtown Mixed-Use District
Purpose: A five story masonry building with 24,000 sf of office space on floors 1-4 and a 3,876 sq ft single dwelling unit with a 1,100 sf open air deck on the fifth floor with a total height 75'10" with one parking space on premises

NO. 19105 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-155

Common Address: 63-77 E Garfield Blvd; 5500-5522 S Michigan Ave
Applicant: Brin Life Center, LLC
Owner: See application for list of owners
Attorney: Steve Friedland, Applegate & Thorne-Thomsen
Change Request: B1-2 Neighborhood Shopping District and RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District and then a Planned Development
Purpose: The property will be developed with a new four-story mixed use building with 58 dwelling units and approximately 7,000 square feet of commercial and studio space. There will be 32 parking spaces. The height of the building is approximately 55 feet .

NO. 19107 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-157

Common Address: 201-207 E 61st Street
Applicant: St. Edmunds Redevelopment Corporation
Owner: St. Edmunds Redevelopment Corporation
Attorney: Steve Friedland, Applegate & Thorne-Thomsen
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District
Purpose: the existing one story building will be rehabilitated and occupied for office and commercial uses. There will be no dwelling units on the property. There is no existing parking at the property and no parking will be added the office and retail spaces will occupy the entire building

NO. 19086 (14th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-136

Common Address: 4801 S Knox Ave
Applicant: Finishline Auto Exchange
Owner: See Application for Owner
Attorney: Law Office of Mark Kupiec & Associates
Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-3 Light Industry District
Purpose: To establish auto sales (indoor) within the existing building; approximately 10,000 square feet of commercial space; required parking to be provided; existing one story building / existing height - no change proposed

NO. 19085-T1 (12th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-135

Common Address: 3340-56 S Justine Street
Applicant: 3357 Justine LLC
Owner: 3357 Justine LLC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: 16 townhomes with 32 parking spaces; no commercial space; 3 story, height 34'-6"

NO. 19110 (12th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-160

Common Address: 2033-2129 W Pershing Rd
Applicant: President Park LLC
Owner: President Park LLC
Attorney: Mara Georges; Richard Toth
Change Request: Residential Planned Development 934 to C1-3 Neighborhood Commercial District
Purpose: Continuation of existing commercial uses. No dwelling units. Existing buildings to remain.; approx. 481, 500 sf of commercial space. Approx. 100 parking spaces.
The existing height is approximately 80 feet

NO. 19109 (10th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-159

Common Address: 9128 S Burley Ave
Applicant: Claretian Associates Inc
Owner: Claretian Associates Inc
Attorney: Robert Gamrath
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District
Purpose: The applicant desires to use the property as a two flat

NO. 19082 (7th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-132

Common Address: 8518 S Manistee
Applicant: Maryland Group INC
Owner: Maryland Group INC
Attorney: Paul Kolpak
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: A 4358 sq ft two story single family home with a detached two car garage.
Building height: 23 feet 11 inches from ridge to eave and 25 feet 8.5 inches from grade to ridge. No Commercial space

NO. 19080 (5th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-130

Common Address: 1600-1620 E 53rd St, 5238-5252 S Cornell St, 1634-1644 E 53rd St, 5247-5255 S Cornell Ave and 5232-5234 S Hyde Park Blvd

Applicant: 1600 E 53rd Street, LLC (Sub Area A) 1644 E 53rd Street (Sub Area B) and 5232 S Hyde Park Boulevard LLC (Sub Area C)

Owner: 1600 E 53rd Street, LLC (Sub Area A) 1644 E 53rd Street (Sub Area B) and 5232 S Hyde Park Boulevard LLC (Sub Area C)

Attorney: Vedder Price

Change Request: RM-6.5 Residential Multi Unit District to B3-5 Community Shopping District; B1-5 Neighborhood Shopping District to B3-5 Community Shopping District; and B3-5 Community Shopping District to a Residential Business Planned Development

Purpose: Subarea A: Mixed-use development with maximum 250 dwelling units, residential amenities, approx 10,000 sf of 1st floor commercial uses, minimum "173 parking spaces, and maximum height (per Ordinance' definition) of 295 feet. Subarea B and C: Commercial and residential uses, utilizing allowable floor area and density not utilized in Subarea A. Attached site plans depict 16,000 sf of commercial in Subarea B and a 5,000 sqft of residential 6-flat on Subarea C. Both Subareas will have a maximum height of 60 feet (per Ordinance definition) and at least the minimum parking required under the Zoning Ordinance for all constructed improvements.

NO. 19090 (1st WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-140

Common Address: 1824 W Race Ave

Applicant: Lilliana and Jonathan Ortega

Owner: Lilliana and Jonathan Ortega

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicants are seeking a zoning change in order to permit the construction of a new three-story single family residence, with detached two-car garage, at the subject site. The new proposed building will be frame construction, with metal paneling, and measure 38 feet-0 inches (or less") in height

NO. 19099-T1 (1st WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-149

Common Address: 1701-1703 W Division St.

Applicant: DHK Development Corp.

Owner: DHK Development Corp.

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story mixed-use building. The proposal calls for the erection of a five-story addition, at the rear of the existing four-story building. Once completed, the newly renovated and expanded building will contain commercial/retail space (1,947 square feet approx.) and fourteen (14) dwelling units - above (Floors 2 thru 5). The newly renovated and expanded building will be masonry and glass in construction and measure 65 feet- 3 inches in height. Due to its close proximity to the CTA - Elevated Train Stations, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for seven (7) vehicles, located within grade level of the new five-story addition, at the rear of the property

NO. 19100 (1st WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-150

Common Address: 2025-2037 N Milwaukee Ave; 2018-30 N Campbell

Applicant: Metropolitan Housing Development Corporation

Owner: Lombardo Family Trust dated 9-15-2010

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant is seeking to develop the subject property with a new seven (7) story mixed-use building containing 2,664 sq. ft. of retail space at grade, and a total of eighty-eight (88) residential units. The proposed mixed-use building will be masonry construction and incorporate metal facade cladding. The proposed mixed-use building will measure 79 feet 4 inches in height. Eighteen (18) garage parking spaces will be provided onsite. The Applicant is filing this Zoning Amendment application as an elective Planned Development because it is proposing more than 50% of the number of units that would trigger a mandatory Planned Development per Sec. 17-8-0600- A,